



Incorporated 1787

Conservation Commission

INLAND WETLANDS AND WATERCOURSES APPLICATION

This Application is for a five-year permit to conduct a regulated activity or activities pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Weston ("The Regulations")

PROPERTY ADDRESS: 67 Good Hill Rd

Assessor's Map # 29 **Block #** 7 **Lot #** 1

PROJECT DESCRIPTION (*general purpose*) Renovation of an existing home. Additional square footage added to the north, east and 2nd floor.

Total Acres 2.18 Total Acres of Wetlands and Watercourses .37

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered .045

Acres Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space 0

OWNER(S) OF RECORD: (*Please list all owners, attach extra sheet if necessary*)

Name: Ray & Katherine Carpenter Phone: 214-862-0575

Address: 67 Good Hill Rd, Weston

Email: katherineames@icloud.com

APPLICANT/AUTHORIZED AGENT:

Name: Jon Rogers Phone: 203-943-3544

Address: 229 Good Hill rd, Weston

Email: jon@jdrogersdev.com

CONSULTANTS: (*Please provide, if applicable*)

Engineer: J Edwards & Assoc Phone: 203-268-4205

Address: 227 Stepney Rd, Easton Email: Jason@jedwardsassoc.com

Soil Scientist: Steven Danzer, PHD Phone: _____

Address: _____ Email: _____

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: J Edwards & Assoc Phone: _____

Address: _____ Email: _____

PROPERTY INFORMATION

Property Address: 67 Good Hill rd

Existing Conditions (Describe existing property and structures): 3200 sf single family house with a detached garage. Pool and pool house.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Construction of Building addition and replacing the patio

Is this property within a subdivision (circle): Yes or No
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 1250 sf

Subject property to be affected by proposed activity contains:

- | | |
|--|---|
| <input checked="" type="checkbox"/> wetlands soils | <input type="checkbox"/> bog |
| <input type="checkbox"/> swamp | <input type="checkbox"/> lake or pond |
| <input checked="" type="checkbox"/> floodplain | <input checked="" type="checkbox"/> stream or river |
| <input type="checkbox"/> marsh | <input type="checkbox"/> other _____ |

The proposed activity will involve the following within wetlands, watercourse, and/or review area:

- | | | |
|--|---|--|
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Construction | <input type="checkbox"/> Pollution |
| <input type="checkbox"/> Discharge to | <input type="checkbox"/> Discharge from | <input type="checkbox"/> Bridge or Culvert |
| <input type="checkbox"/> Removal of
Materials | <input type="checkbox"/> Deposition of
Materials | <input type="checkbox"/> Other _____ |

Amount, type, and location of materials to be removed, deposited, or stockpiled:

Description, work sequence, and duration of activities:

First step would be to install a silt fence on the entire river side where the construction will be performed. Once the bank and the erosion control measures are in place, we will begin demolition and then on to construction.

Describe alternatives considered and why the proposal described herein was chosen:

Does the proposed activity involve the installation and/or repair of an existing septic system(s) (circle): Yes or No

The Westport/Weston Health District Approval: Under review-submitted April 21, 2022

ADJOINING MUNICIPALITIES AND NOTICE:

If any of the situations below apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be sent by Certified Mail with Return Receipt Requested.

The property is located within 500 feet of any town boundary line;

A significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit the site;

A portion of the water drainage from the project site will flow through and significantly impact the sewage system or drainage systems within the adjoining municipality; or

Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality

AQUARION WATER COMPANY

Pursuant to Section 8.4 of the Weston regulations, the Aquarion Water Company must be notified of any regulated activity proposed within its watersheds. Maps showing approximate watershed boundaries are available at the office of the Commission. If the project site lies within these boundaries, send notice, site plan, and grading and erosion control plan via certified mail, return receipt requested, within seven (7) days of submitting application to the Commission, to:

George S. Logan, Director – Environmental Management
Aquarion Water Company
714 Black Rock Turnpike
Easton, CT 06612

The Commissioner of the Connecticut Department of Public Health must also be notified in the same manner in a format prescribed by that commissioner.


The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

The undersigned hereby acknowledges to have read the "Application Requirements and Procedures" in completing this application.

The undersigned hereby certifies that the information provided in this application, including its supporting documentation is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statutes for knowingly providing false or misleading information.



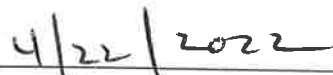
Signature of Owner(s) of Record



Date



Signature of Authorized Agent



Date

FOR OFFICE USE ONLY

Administrative Approval

Initials

Date



STEVEN DANZER, PHD & ASSOCIATES LLC

Wetlands & Environmental Consulting

WWW.CTWETLANDSCONSULTING.COM

203 451-8319

WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Soil Report

Date: January 21, 2022

By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
 - Nationally certified by the Soil Science Society of America (#353463).
 - Registered with the Society of Soil Scientists of Southern New England.
 - Certified PWS #1321 by the Society of Wetland Scientists
 - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
 - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 67 Good Hill Road, Weston, CT.

INTRODUCTION

A wetlands investigation was performed at the above-referenced property to locate and identify any inland wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

DEFINITIONS

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial*.

Poorly drained and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season.

Floodplain refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629).

Watercourses are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

- a) Evidence of scour, or deposits of recent alluvium or detritus;
- b) The presence of standing or flowing water for a duration longer than a particular storm incident;
- c) The presence of hydrophytic vegetation.

Uplands are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

METHODS

All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on January 19, 2022. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey.

The wetland boundaries were marked on site with flagging tape and/or stakes (Wetland Flags 1-26) and a sketch map prepared (attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 2.18 acre site is located on the east side of Good Hill Road, Weston, CT. Land-use is residential. The site is located within the DEEP Basin 7200-00 within the Saugatuck River Subregional Basin.

Wetland resources on site included the Saugatuck River, flowing southerly along the eastern property boundary. Two tributary watercourses were also located within the northern and southern regions of the property boundaries.

DATA AND RESULTS

WETLAND AND WATERCOURSE SOIL MAPPING UNITS

(109) Fluvaquents-Udifluents complex

Fluvaquents are poorly drained or very poorly drained wetland soils that underlie watercourses. *Udifluents* are floodplain or alluvial soils that underlie or are adjacent to watercourses.

UPLAND (NON WETLAND) SOIL MAPPING UNITS

(29B) Agawam fine sandy loam, 3 to 8 percent slopes

The Agawam series consists of very deep, well drained soils formed in sandy, water deposited materials. They are level to steep soils on outwash plains and high stream terraces. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is moderately high or high in the upper solum and high or very high in the lower solum and substratum. Mean annual temperature is about 48 degrees F. and mean annual precipitation is about 47 inches.

TAXONOMIC CLASS: Coarse-loamy over sandy or sandy-skeletal, mixed, active, mesic Typic Dystrudepts

LIMITATIONS

All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

CERTIFICATION



Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)



Steven Danzer PhD and Associates LLC
www.CTWetlandsConsulting.com
203-451-8319

67 Good Hill Road, Weston, CT



Sketch Map - not to scale
See report for methods

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0 25 50 100 Feet

1 inch = 60 feet

